



STATEMENT OF INFORMATION

Prepared on 31 Oct 2017

Kayla Ridolfi
P 9449 2088
M 0421 866 494
E kridolfi@ypa.com.au

UNIT Offered for Sale

10 Sarkis Mews Hillside VIC 3037

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000 & \$330,000

Median Sale Price

\$400,000 Units in Hillside between Oct 2016 - Sep 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



51/12-32 Pecks Road Sydenham VIC 3037	Sold Price	\$340,000	Sold Date	06-Jul-17
3 1 1			Distance	2.41km



36/358 Sydenham Road Sydenham VIC 3037	Sold Price	\$337,000	Sold Date	03-Aug-17
2 2 1			Distance	2.57km



6/4-6 Joseph Drive Hillside VIC 3037	Sold Price	\$326,000	Sold Date	11-Feb-17
2 1 1			Distance	0.6km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.